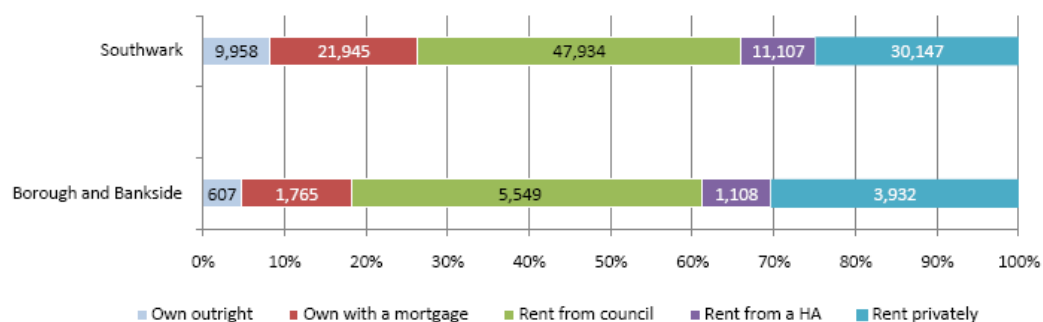


Bankside Neighbourhood Plan, Draft Housing Scoping Paper Housing information for Borough and Bankside – March 2012

Housing tenure

Tenure by Area (Source: Southwark Household Survey 2008)



This figure shows the overall tenure of housing stock in Borough and Bankside, showing that owner occupation forms only a minority of the housing stock in the area. 18% of all properties across the area are owned outright or owned with a mortgage. Little over half of the stock is socially rented with the remaining 30% in the private rented-sector.

The figure is taken from the Housing Requirements Study 2009 so the figures will have changes slightly since then.

Targets for housing and affordable housing

The targets are shown both as the total figure – 10 years for the London Plan and 15 years for the Core Strategy, and also as annual monitoring figures.

	2011-2026	2011-2021	Annual
London Plan housing target		20,050	2005
Core Strategy housing targets			
- whole Borough	24,450		1630
- BBLB Opportunity Area	1,900		127
Core Strategy affordable housing targets			
- whole borough	8,558		571
- BBLB Opportunity Area	665		44

Housing completions (net) in BBLB area over the last 5 years

	2006/2007	2007/2008	2008/2009	2009/2012	2010/2011	Total
Market	261	108	180	98	92	739
Intermediate	24	41	0	8	9	82
Social rent	31	26	9	20	0	86
Total	316	175	189	126	101	907

In 2010/11 101 new dwellings were completed over 9 schemes, with 9% of these affordable housing and all were intermediate. 9% of the units were family sized (with 3 or more bedrooms). The majority of these schemes were small proposals with the larger developments on Borough Road providing 40 new units and Park Street providing 25 new units.

The Annual Monitoring Report also shows this information. Link below.
http://www.southwark.gov.uk/info/856/planning_policy/1267/annual_monitoring_report

BBLB homes in the planning pipeline as at March 2012

Status	Tenure	Proposed Units
Not started	Intermediate	85
	Market	323
	Social	
	Rented	73
Not started Total		481
Started	Intermediate	15
	Market	327
Started Total		342
Grand Total		823

276 units have been permitted since April 2011 (5 social rents and 1 intermediate).

How Borough and Bankside differs from the rest of the borough

Borough and Bankside has a different household composition to the usual for Southwark. There are less people with children in the area, but more pensioners. Household income is generally higher than the Southwark norm, however overcrowding is higher, and much higher for some groups, than the Southwark norm.

Household Type	Borough and Bankside	Borough and Bankside	Southwark	Southwark
Single Person	3,580	27.1%	31,450	26.0%
Lone Parent	1,310	9.9%	15,840	13.1%
Adult Couple	2,040	15.5%	16,710	13.8%
Adult Couple with Children	1,590	12.0%	17,260	14.3%
Group of Adults	2,170	16.4%	18,870	15.6%
Group of Adults with Children	250	1.9%	2,850	2.4%
All pensioners	2,030	15.4%	17,870	14.8%
Total	13,180	100%	120,850	100%

Household Income

Household Income	Borough and Bankside	Southwark
Less than £5,000	1,420 (11.0%)	14,040 (11.6%)
£5,000-£9,999	3,200 (24.7%)	27,460 (22.7%)
£10,000-£14,999	1,590 (12.3%)	14,930 (12.3%)
£15,000-£19,999	830 (6.4%)	10,870 (9.0%)
£20,000-£29,999	1,530 (11.8%)	16,940 (14.0%)
£30,000-£39,999	950 (7.3%)	9,190 (7.6%)
£40,000-£59,999	1,190 (9.2%)	12,090 (10.0%)
£60,000 or more	2,250 (17.4%)	15,530 (12.8%)
Total	12,960	121,050

Mean and Median Household Income by Area and Tenure

Borough and Bankside		
Owned outright	£76,500	£29,400
Owned with a mortgage	£96,100	£90,000
Rent from Council	£13,200	£9,100
Rent from RSL	£22,500	£9,100
Private rent	£40,600	£33,600
Borough and Bankside Total	£36,600	£19,200
Southwark		
Owned outright	£33,100	£19,200
Owned with a mortgage	£64,200	£46,000
Rent from Council	£14,800	£9,100
Rent from RSL	£18,500	£14,300
Private rent	£31,700	£22,200
Southwark Total	£29,800	£16,800

Mean and Median Household Income by Household Type

Category	Mean	Median
Borough and Bankside		
Single person	£28,900	£22,200
Lone parent	£11,800	£9,100
Adult couple	£79,200	£62,500
Adult couple with children	£65,600	£22,200
Group of adults	£30,600	£29,400
Group of adults with children	£19,800	£19,200
Pensioners	£9,100	£6,500
Borough and Bankside Total	£36,600	£19,200
Southwark		
Single person	£22,700	£16,800
Lone parent	£12,400	£9,100
Adult couple	£54,700	£46,000
Adult couple with children	£42,000	£29,400
Group of adults	£35,000	£25,800
Group of adults with children	£22,100	£16,800
Pensioners	£11,400	£9,100
Southwark Total	£29,800	£16,800

Proportion of Households Overcrowded or Under-occupying their Dwelling by Tenure and Household Type

Occupancy	Borough and Bankside	Southwark
Overcrowded		
Owned outright	-	260 (1.9%)
Owned with a mortgage	230 (19.1%)	1,690 (12.0%)
Rent from Council	630 (52.4%)	7,250 (51.6%)
Rent from RSL	-	1,050 (7.5%)
Private rent	340 (28.4%)	3,800 (27.0%)
Single person	-	-
Lone parent	360 (29.5%)	4,630 (33.4%)
Adult couple	-	-
Adult couple with children	600 (49.7%)	4,480 (32.3%)
Group of adults	110 (9.3%)	3,090 (22.3%)
Group of adults with children	140 (11.5%)	1,650 (11.9%)

All pensioners	-	-
Under-occupying		
Owned outright	300 (6.4%)	7,970 (16.4%)
Owned with a mortgage	910 (19.5%)	14,440 (29.7%)
Rent from Council	1,980 (42.2%)	15,280 (31.5%)
Rent from RSL	410 (8.7%)	2,740 (5.6%)
Private rent	1,090 (23.2%)	8,140 (16.8%)
Single person	1,330 (27.1%)	11,010 (22.7%)
Lone parent	160 (3.2%)	2,160 (4.4%)
Adult couple	1,390 (28.4%)	10,740 (22.1%)
Adult couple with children	310 (6.3%)	5,490 (11.3%)
Group of adults	790 (16.1%)	6,760 (13.9%)
Group of adults with children	-	290 (0.6%)
All pensioners	930 (19.0%)	12,110 (24.9%)